

# 5 Angas Creek Road, Birdwood, SA 5234

## House For Sale

Friday, 26 April 2024

5 Angas Creek Road, Birdwood, SA 5234

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Jeff Lind

0413186214

**\$875,000 - \$925,000**

\*\* Please note this property will not be available for inspection until Saturday the 4th of May. Please email Jeff with your interest and a time will be advised once confirmed. Discover the perfect balance of country charm and modern living at 5 Angas Creek Road, Birdwood. This 5 bedroom (or 4 plus study) home, freshly painted and built in 1994, offers a generous 1.26HA (3.11 Acres) of space, surrounded by the natural beauty of Birdwood's rolling hills. A dual access driveway introduces you to a serene retreat where the kitchen's bay window frames a captivating view of towering trees and undulating hills, inviting the outside in. In addition to the panoramic views, the spacious kitchen includes a walk in pantry, a dishwasher and a 900mm gas cooktop. Comfort is a priority, with a combustion heater for the colder months and reverse cycle air conditioning for the warmer ones. The house boasts eco-friendly updates, including a resealed roof, a 13 kilowatt solar system and an electric car charger, aligning with a sustainable lifestyle. The outdoor area is designed for enjoyment, with a large verandah and a solar heated pool ready for entertaining. The property includes a workshop shed, a storage farm shed, chicken coops for fresh eggs, and a variety of fruit trees, ensuring a self sufficient lifestyle. Water needs are met with mains water, 7 rainwater tanks for the garden, home and livestock and a creek that adds to the scenic landscape. Located just a short drive from Birdwood's centre, with excellent schools and only 50 minutes from Adelaide, this property combines rural beauty with accessibility. Ideal for families or those looking for a slice of country life, 5 Angas Creek Road offers a ready to enjoy home with all the benefits of rural living. Your journey to a self sufficient lifestyle starts here. For details or to inspect call Jeff Lind on 0413 186 214. All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.